



SUBLEASE AVAILABLE



2410 Tech Center Parkway

Lawrenceville, GA

**89,897 SF COLD STORAGE
FACILITY**

PROPERTY HIGHLIGHTS

Sublease through 11/30/2030

Sublease available 7/1/2024

Landlord open to long term, direct lease
upon sublease expiration

Building constructed in 2004, refrigeration
added in 2007

Excellent security - fenced truck court, gate with
card reader and call box, LED wall pack lights

19 Trailers Spaces and 60+ Auto Spaces

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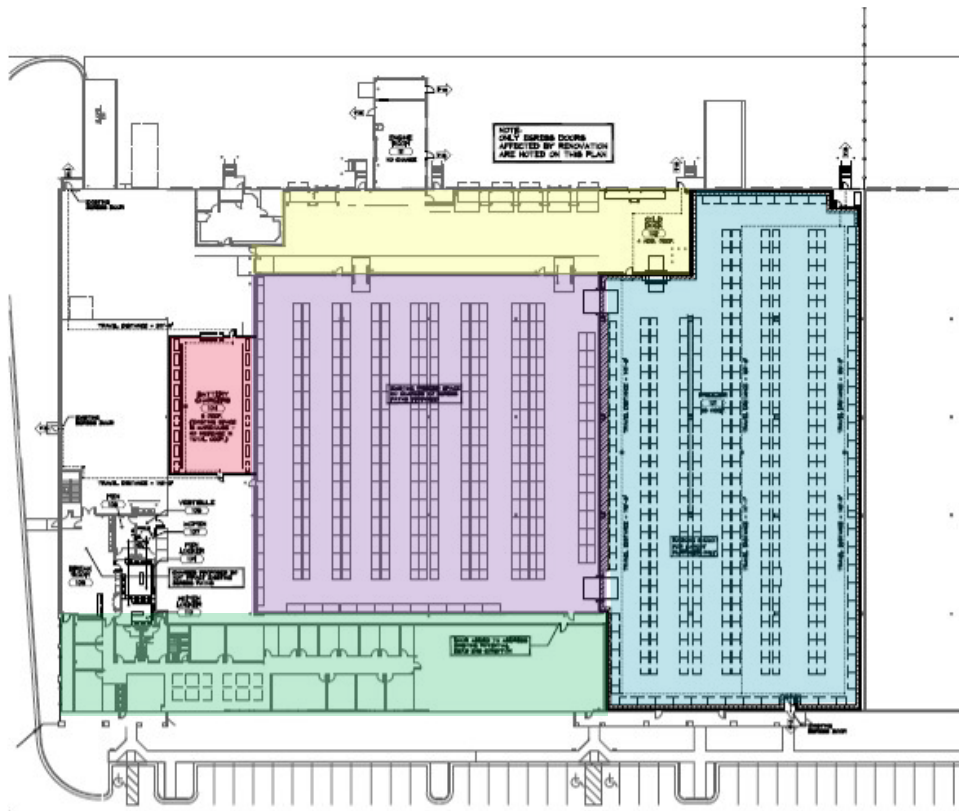
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SECTION	SIZE (SF)	TEMP	CLEAR HEIGHT	PALLETS
Freezer 1	22,230	-20°	26'	1846
Freezer 2	26,680	-10°	26'	1820
Cool Dock	5,000		26'	
Equipment Room	1,200			
Office	10,000			
Ambient Warehouse	24,787		30'	
TOTAL	89,897			



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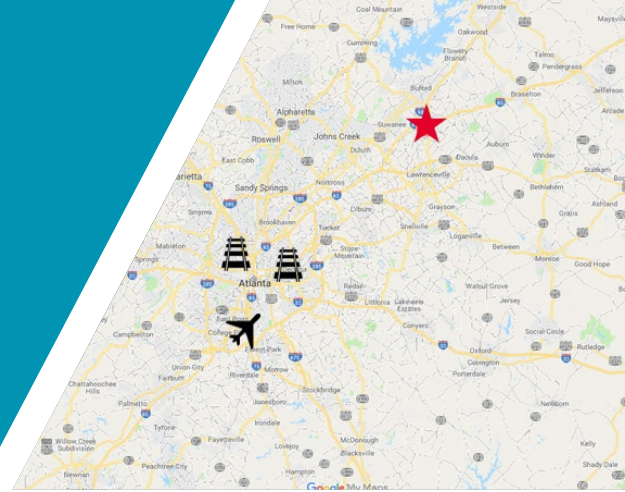
CONSTRUCTION & INFRASTRUCTURE

CONSTRUCTION	Tilt-wall with box in box freezers
YEAR BUILT	2004, Refrigeration installed 2007
POWER	Jackson EMC
SECURITY	8' Fenced truck court; 30' slide gate with card reader and call box; LED wall pack lights
TRAILER STORAGE	13 (with 6' dolly pads)
DELIVERY TRUCK SPOTS	19; 2 - 30 Amp hookups per spot
AUTO PARKING	60+
CHARGING STATIONS	18+
DOCK DOORS	11 - Levelers, Seals, Swing Arm Lights, Drive back auto side locks
DRIVE-IN DOORS	1 (12' x 14')
REFRIGERATION SYSTEM	Ammonia – 8,910 lbs; 4 – Frick Screw Compressors
FLOOR HEATING	Glycol
LIGHTING	LED with motion sensors

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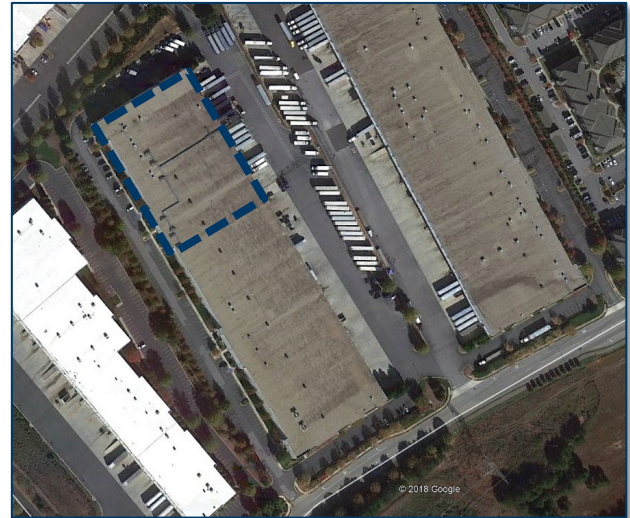
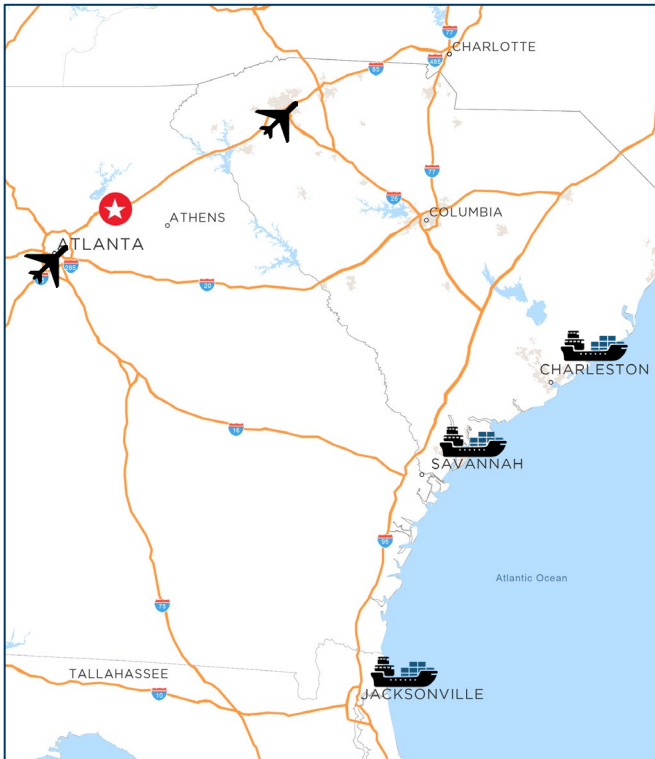
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INTERSTATE AND GA-HWY

I-85	1.9 Miles
I-85 / GA-316 Split	15 Miles
I-285	24 Miles
I-20	40 Miles



AIR

Hartsfield-Jackson International Airport	57 Miles
Greenville-Spartanburg Airport	95 Miles

RAIL

2 Class 1 Service Providers	
Inman Intermodal (NFS)	44 Miles
Hulsey Intermodal (CSX)	28 Miles

PORTS

Port of Savannah, 42' Channel Depth	261 Miles
Port of Charleston, 45' Channel Depth	308 Miles
Port of Jacksonville, 40' Channel Depth	388 Miles

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